

GENERAL ACCOUNT AND CLOSED SESSION MINUTES
Thursday, May 30, 2002

At its special meeting of Thursday, May 30, 2002, at 7:20 p.m., upon a motion by Commissioner Beatty, and unanimously carried, the Board agreed to go into Closed Session, in accordance with North Carolina General Statute 143-318.11 (a) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

Present were Chairman W. Steve Ikerd, Vice-Chair Marie H. Huffman, and Commissioners Katherine W. Barnes, Barbara G. Beatty, and Dan A. Hunsucker. Also present were County Manager/Deputy Clerk J. Thomas Lundy, Deputy County Manager Steven D. Wyatt, Assistant County Manager Mick W. Berry, County Attorney Robert Oren Eades, County Staff Attorney Debra Bechtel, Utilities and Engineering Director Barry B. Edwards, and County Clerk Thelda B. Rhoney.

Mauser Property Near Landfill

Chairman Ikerd said Bob Mauser initiated a meeting with he and Commissioner Hunsucker. Mr. Mauser is willing to trade his property near the landfill for the Frank property located off Highway 10 past Highway 321 and the river. Mr. Mauser volunteered to add acreage if the county could obtain the Frank property for exchange. Mr. Mauser realizes the Frank property is under option until January 1, 2003, by the City of Newton. Mr. Mauser took Chairman Ikerd and Commissioner Hunsucker on a tour of his property near the landfill.

Mr. Mauser owns the land jointly with his sister who is not in good health. The land consists of a 500-acre tract plus a 135-acre tract for a total of 635 acres. Mr. Mauser would like to make an exchange as soon as possible. He does not want to sell the property for the money because of taxes.

The Frank property contains 228 acres and is optioned to the City of Newton at a cost of \$2.9 million. County Attorney Robert Eades said he would check to see if Newton had recorded its option and explained that the option might include a right to renew.

Chairman Ikerd indicated Mr. Mauser raised several questions regarding the earlier condemnation action. Chairman Ikerd believed some of Mr. Mauser's questions were based on incorrect information and stated that he and Commissioner Hunsucker had tried to address those questions.

Engineering Director Barry B. Edwards said the engineers recommended acquiring as much property from Mr. Mauser as possible.

Commissioner Barnes said she was in favor in pursuing any/all options in acquiring as much property as possible.

The cost per acre needs to be based on the same principal as other properties recently purchased near the landfill. The county could set an acreage price and allow Mr. Mauser to find the acreage.

County Attorney Eades said the engineering firm, CDM, as the Board discussed at the May 9, 2002, Spring Retreat would do the analysis on the Mauser property, which would be required for expanding the landfill. He advised that any purchase be made contingent on that analysis.

Chairman Ikerd said he and Commissioner Hunsucker did not commit the board when they met with Mr. Mauser but all five commissioners would need to support and set guidelines and a price per acre. Then Chairman Ikerd and Commissioner Hunsucker can go back and talk with Mr. Mauser with what is required by law.

Chairman Ikerd noted that if the county proceeds they would have to go on the Mauser property for testing and that Mr. Mauser understood that.

Chairman Ikerd said you are talking value versus value and a price per acre. The County could give Mr. Mauser the opportunity to find property he wants and Mr. Mauser did mention the Frank property that is currently not available.

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Commissioner Hunsucker recommended Chairman Ikerd be the contact person for Mr. Mauser and Commissioner Hunsucker would be glad to join them for meetings.

The county paid \$10,922 per acre for the 135 acres recently purchased at the landfill. The Board agreed on a price up to \$11,000 per acre but mentioned you cannot build in a floodplain.

Commissioner Hunsucker said there is a potato house located on the property and that Mr. Mauser wants to preserve it and move it to a suitable location.

The Board authorized Chairman Ikerd and Commissioner Hunsucker to continue to work as instructed with Mr. Mauser to try to find property that is agreeable with Mr. Mauser for exchange with the understanding that any exchange or purchase is contingent upon analysis from the engineering firm.

At 8:06 p.m., the Board returned to regular session.

W. Steve Ikerd, Chairman

Thelda B. Rhoney, County Clerk